

**Supplemental
Packet**

January 8, 2024

7:00PM



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MICHAEL F. MCCALL
TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

SELECT BOARD

ANNE BRENSLEY
THOMAS J. FAY
ADAM G. GUTBEZAHL
CAROL B. MARTIN
WILLIAM D. WHITNEY

REVISED AGENDA POSTED ON 1/08/24 AT 4:40PM
PREVIOUS AGENDA POSTED 1/04/24 AT 3:54PM

SELECT BOARD

Monday, January 8, 2024

7:00pm

HYBRID

Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. All topics may be subject to deliberation and vote

One may watch with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

- 7:00 pm 1. Call to Order, Review Agenda for Public
- 7:05 pm 2. Announcements and Public Comment
- 7:10 pm 3. Board Appointments:
 - a) Joint meeting with Trust Fund Commission to interview, discuss and appoint a candidate to fill a vacancy on the Trust Fund Commission with a term ending with the conclusion of 2024 Annual Town Meeting.

<u>Committee</u>	<u>Potential Appointee</u>	<u>Term End Date</u>
Trust Fund Commission	Robert Fox	2024 Annual Town Meeting

b) Appointments to Committee: Discuss and vote to reappoint the following volunteers:

<u>Committee</u>	<u>Potential Appointee</u>	<u>Term End Date</u>
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SELECT BOARD
Monday, January 8, 2024
7:00pm
Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

Wayland Housing Partnership	Reverend Canon David O'Leary, S.T.L., D. Phil.	06/30/2024
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- 7:20 pm 4. 193 Commonwealth: review potential article for proposed zoning amendments; discussion and possible vote on the Board's position for the proposed article (con't from January 3, 2024)

- 7:30 pm 5. 2024 Annual Town Meeting (ATM): Petitioner's Workshop

- 8:00 pm 6. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to:
 - a) Discussion and possible vote to insert articles into Warrant:
 - 1) Q: Special Education Reserve
 - 2) R: Rescind Unissued Debt
 - 3) S: Amend Chapter 43: Personnel Board of Town Code
 - 4) T: MBTA Communities Zoning – invite attendance by Anette Lewis, Planning Board Chair
 - 5) U: Fire Department Staffing Study
 - 6) V: Classification and Compensation Study for All Town Wage Scales
 - 7) W: Loker Elementary School Solar Agreement
 - 8) X: Solar Agreements for Town Properties
 - 9) Y: To Adopt the Massachusetts Specialized Energy Code
 - 10) Z: Appropriation for Engineering Rt. 20 Corridor Roadway Improvements

- 8:25 pm 7. Organization of the Board: discussion and possible vote on future Select Board meeting dates through the end of FY25

- 8:30 pm 8. Town Manager's Report
 - a) 212 Cochituate Road Update
 - b) HRDEI S.P.I.R.I.T Update
 - c) Town Manager Office Hours
 - d) Recap since last Meeting

- 8:40 pm 9. Minutes
 - a) Review and approve the minutes of January 3, 2024.

- 8:45 pm 10. Review Correspondence

- 8:50 pm 11. Select Board Members' reports and concerns

- 9:00 pm 12. Topics not reasonably anticipated by the Chair 48 hours in advance, if any

- 9:10 pm 13. Adjourn

ARTICLE LIST 2024 ANNUAL TOWN MEETING

Article	Article Name	Sponsor	Select Board Assignee	Fincom Assignee	Select Board Vote to Insert	Position Select Board	Position Fincom	Notes
A	Recognize Citizens & Employees for Particular Service to Town							
B	Pay Previous Fiscal Year Unpaid Bills							
C	Current Year Transfers							
D	OPEB Funding							
E	Enterprise Fund Budgets							
F	FY25 Omnibus Budget							
G	Fiscal Year 2025 Revolving Fund Expenditure Limits							
H	Personnel Bylaws and Wage & Classification Plan							
I	Fund Union Agreements							
J	Surface Water Quality Committee Budget							
K	Accept Gifts of Land							
L	Capital Stabilization Fund Appropriation							
M	Choose Town Officers							
N	Hear Reports							
O	Sell or Trade Vehicles and Equipment							
P	<i>CPA: Set Asides</i>							
Q	<i>Special Education Reserve</i>							
R	Rescind Unissued Debt							

ARTICLE LIST 2024 ANNUAL TOWN MEETING

S	<i>Amend Chapter 43: Personnel Board of Town Code</i>							
T	<i>MBTA Communities Zoning</i>							
U	<i>Fire Department Staffing Study</i>							
V	<i>Classification and Compensation Study for All Town Wage Scales</i>							
W	<i>Loker Elementary School Solar Agreement</i>							
X	<i>Solar Agreements for Town Properties</i>							
Y	<i>To Adopt the Massachusetts Specialized Energy Code</i>							
Z	<i>Appropriation for Engineering Rt. 20 Corridor Roadway Improvements</i>							

DRAFT



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Revise Town Code Chapter 43 Personnel **Estimated Cost:** \$0

Article Description (final language to be provided by Town Counsel based on description provided):

Revise Town Code Chapter 43 Personnel to remove all conflicts with the Town Manager, as identified by Town Counsel.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Pursuant to the Town Manager Act, which was approved at the 2021 Annual Town Meeting and signed into law on March 16, 2022 in Chapter 33 of the Acts of 2022, the Town Manager is “responsible for the daily administration of the town-wide personnel system, including the maintenance of personnel records and the enforcement of personnel policies, rules and regulations and managing personnel costs to ensure maximum efficiency and fairness across town departments.” Upon review and analysis of the Town Manager Act and Town Code Chapter 43 Personnel, Town Counsel has identified numerous conflicts. Because Section 13 of the Town Manager Act states that in the event of a conflict with Town Code that the Town Manager Act prevails, Chapter 43 should be revised.

Proposer’s Comments (if needed, 150-word limit per Town Code): NONE

Contact Information for Publication in Warrant

Contact Person Name: Town Manager Michael McCall **Contact Person Phone:** 978-358-3620

Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: _____ **Date of Board Vote:** _____

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Fire Department Staffing Study

Estimated Cost: \$39,000

Article Description (final language to be provided by Town Counsel based on description provided):

The article requests funds to complete a staffing study for the fire department. The challenges facing the Wayland Fire Department have changed significantly over the past 25 years. This includes the type of calls for service, as well as the significant increase of call volume. These funds would be used to hire a third party consultant to review current staffing levels and make recommendations for greater operational effectiveness. (No third part staffing study has been completed within the past 20 years.)

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

The challenges facing the Wayland Fire Department have changed significantly over the past 25 years. This includes the type of calls for service, as well as the significant increase of call volume. These challenges include: the addition of assisted living facilities and large residential apartment buildings; electric storage systems in homes; electric vehicles; increased code enforcement and staffing ambulances at the paramedic level. These challenges are made greater by a labor pool where it is becoming increasing more difficult to hire qualified paramedics.

This staffing study could benefit the town and the department by reviewing staffing levels and making recommendations for operational efficiency.

It is important to have a third party consultant complete this study to provide the town with an objective point of view and potential recommendations for operationally efficiency.

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Neil McPherson

Contact Person Phone: 358- 6914

Contact Person Town Email: firechief@wayland.ma.us

Proposing Board Information

Board Name: _____



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

**Board Vote (Quantum) to Submit
Article:** _____

Date of Board Vote: _____

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Classification and Compensation Study for All Town Wage Scales **Estimated Cost:** \$60,000

Article Description (final language to be provided by Town Counsel based on description provided):

To determine if the Town will vote to appropriate \$60,000 from **XXXX** Fund to hire a consultant to work under the direction of the Town Manager and Human Resources Manager to conduct a comprehensive Classification and Compensation Study of the following Town wage scales:

- Non-Union Wage Scale, N Schedule
- AFSCME Wage Scale, G Schedule
- Library Wage Scale, L Schedule
- Teamsters – DPW Wage Scale, D Schedule
- Fire Wage Scale, F Schedule
- Police Wage Scale, P and D Schedules
- Non-Union Miscellaneous Wage Scales for the following:
 - Public Safety
 - Library Clerks, Part-time Weekend Library Professionals, Library Pages
 - Health Workers
 - Building Inspectors
 - Substitute Nurses
 - Seasonal Laborers
 - Seasonal Recreation and Summer Camps

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Proposer’s Comments (if needed, 150-word limit per Town Code):

The purpose of the classification and compensation study is to provide an analysis of all current Town staff positions and responsibilities to achieve an equitable wage structure for all employees. The primary goal of the study is to provide data on the Town’s market competitiveness in order to attract and retain qualified candidates in an increasingly competitive job market. The study will provide analysis on how best to implement wage scales and grades in order to achieve internal equity both within and across Departments and across comparable positions.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620

Contact Person Town Email: mccall@wayland.ma.us

Proposing Board Information

Board Name: _____

Board Vote (Quantum) to Submit Article: _____ **Date of Board Vote:** _____

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Loker Elementary School Solar Agreement **Estimated Cost:** _____

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to:

- a) [amend Article 18 passed at the 2021 Annual Town Meeting to] authorize the Select Board to enter into and execute a renewable energy power purchase and/or net metering credit purchase agreement for the purchase of solar energy or net metering credits generated by a solar photovoltaic power generation system to be installed and operated on the roof of Loker Elementary School and a related battery energy storage system for a term of up to twenty five (25) years, on such terms and conditions as the Select Board deems to be in the best interests of the Town; and
- b) authorize the Select Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, cl.45, with the approval of Town Counsel as to form, to enter into and execute a structured tax or payment in lieu of tax (PILOT) agreement in connection with said solar photovoltaic power generation system to be installed and operated at the Loker Elementary School for a term of up to twenty-five (25) years upon, such terms and conditions as the Select Board shall deem to be in the best interest of the Town.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Proposer’s Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Ellen Tohn **Contact Person Phone:** 508/667-5164

Contact Person Town Email: etohn@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: _____ **Date of Board Vote:** _____

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Comments/Questions:

- 1) – *Article 18 passed at the 2021 ATM approved contract terms for this project of up to twenty years. If approved, clause (a) of this article would amend the article passed by the 2021 ATM to allow for contract terms up to twenty-five (25) years. The longer contract period would increase and extend the annual electricity cost savings afforded by the solar agreement. This clause also would clarify that the project can include the related battery energy storage system, in the event that project economics justify it.*
- 2) *Clause (b) would amend clause (c) of Article 18 passed at the 2021 ATM to reflect subsequent state legislation that shifted authority for entering into a PILOT from Massachusetts General Laws Chapter 59, Section 38H to Section 5, Clause 45. The project appears to be eligible for exemption from personal property tax pursuant to Clause 45. If this is confirmed (who confirms?), a PILOT agreement would not be needed, making this clause (b) unnecessary.*
- 3) *Article 18 of the 2021 ATM authorized the Select Board. Should these authorizations now be for the Town Manager?*



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Solar Agreements for Town properties

Estimated Cost: XXX

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to:

[a] transfer from the Council on Aging (“COA”) the care, custody, management and control of the parking lot and building of the Council on Aging building at 8 Andrew Avenue for COA purposes, to the Council on Aging for such purposes, and to the Select Board for the purpose of leasing, as lessor, or licensing said areas of the building and land for a term of not more than twenty five (25) years for the installation and operation of solar photovoltaic power generation systems to be installed and operated on the roof of the Council on Aging building and on a solar canopy located in the parking lot;]

b) authorize the Select Board to enter into and execute a renewable energy power purchase and/or net metering credit purchase agreement for the purchase of solar energy or net metering credits generated by said systems above for a term of up to twenty-five (25) years, on such terms and conditions as the Select Board deems to be in the best interests of the Town;

c) with the approval of the relevant Town entities, authorize the Select Board for the purpose of leasing, as lessor, or licensing other Town-owned lands and buildings for a term of not more than twenty five (25) years for the installation and operation of solar photovoltaic power generation systems with system generating capacities of less than [100 kilowatt DC] to be installed and operated on such lands and buildings;

d) authorize the Select Board to enter into and execute renewable energy power purchase and/or net metering credit purchase agreements for the purchase of solar energy or net metering credits generated by systems described in clause (c) above for a term of up to twenty-five (25) years, on such terms and conditions as the Select Board deems to be in the best interests of the Town;

e) authorize the Select Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, clause 45, with the approval of Town Counsel as to form, to enter into and execute structured tax or payment in lieu of tax (PILOT) agreements in connection with said solar photovoltaic power generation systems for a term of up to twenty-five (25) years upon, such terms and conditions as the Select Board shall deem to be in the best interest of the Town.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Questions:

- 1) *Is Clause (a) needed? What Town entity currently controls the COA building?*
- 2) *Should these authorizations be for the Town Manager or the Select Board?*
- 3) *For other smaller projects located on buildings and properties controlled by other Town entities, how would the transfer of authority?*



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Ellen Tohn **Contact Person Phone:** 508/667-5164

Contact Person Town Email: etohn@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: _____ **Date of Board Vote:** _____

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: To Adopt the Massachusetts Specialized Energy Code **Estimated Cost:** _____

Article Description

To determine whether the Town will vote to amend Chapter 197 of the Town of Wayland General ByLaws to adopt the “Specialized Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, with an effective date of January 1, 2025, a copy of which is on file with the Town Clerk, or take any other action relative thereto.

Chapter 197 SPECIALIZED ENERGY CODE

- § ___ -1 Definitions
- § ___ -2 Purpose
- § ___ -3 Applicability
- § ___ -4 Stretch Code

§ ___ -1 Definitions

Chapter 197 SPECIALIZED ENERGY CODE [Adopted XXX]

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

Stretch Energy Code - Codified by the combination of 225 CMR 22 and 23¹, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

¹ [The Stretch energy code was previously codified in 780CMR appendix 115.aa, prior to the passage of the 2021 Act Creating a Next-generation Roadmap for Massachusetts Climate Policy \(2021 Climate Act\). The 2021 Climate Act transferred authority for promulgation of the Stretch energy code to the Department of Energy Resources.](#)



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

§ ___-2 Purpose

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

§ ___-3 Applicability

This energy code applies to residential and commercial buildings.

§ ___-4 Specialized Code

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, is herein incorporated by reference into the Town of _____ General Bylaws, Chapter _____.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

In 2021, Massachusetts adopted the Climate Act, which obligates the state to achieve Net Zero emissions by 2050. To make that happen faster, the state has introduced the “Specialized Energy Code.” The Specialized Code includes requirements beyond the energy Stretch Code, already adopted by Wayland, which are designed to ensure that new residential and commercial construction are consistent with a net-zero economy by 2050.

Adopting the Specialized Code will reduce building emissions in line with State requirements and Wayland’s Climate Action Mobilization Plan. The Specialized Energy Code ensures that new residential and commercial buildings archive stringent energy efficiency standards and minimize or eliminate the use of fossil fuels. The Specialized Energy Code allows for both all-electric and “mixed-fuel” homes (homes that use a fossil fuel like natural gas or oil). For new homes built with “mixed fuels,” the Code requires that they are pre-wired for future electrification and include some rooftop solar if the roof angle and nearby trees allow. The Specialized code does not require anyone to cut down trees.

This article proposes adopting the Specialized Energy Code as part of the Town’s General By-laws. The Specialized Energy Code applies to new construction only and does not apply to additions, renovations, or historic buildings.

The proposed Specialized Energy Code By-law uses standard, templated language from the state that is the same as that used in other surrounding towns. A majority vote at Town Meeting is required for approval of this article.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

As of January 8, 2024, 31 Massachusetts towns and cities have adopted the Specialized Code, including Acton, Boston, Brookline, Concord, Lexington, Lincoln, Needham, Sherborn, Stow, Watertown, and Wellesley.

The Specialized Code will become effective January 1, 2025. This timeline is consistent with the Massachusetts Department of Energy Resources recommendation.

Concerns may exist about how the Specialized Code will affect the costs of new construction. Currently, all new construction in Wayland must meet the Stretch Energy Code. After July 2024, the energy efficiency requirements are identical for the existing Stretch Code and the proposed Specialized Code. The Specialized Code includes added requirements to wire buildings to be all-electric. Massachusetts Department of Energy Resources notes that “low-rise residential buildings built with all electric heating and cooling (via heat pumps) will typically cost less to build and operate than those built with fossil fuel heating. One reason for this is that heat pumps can be used for both heating and central air conditioning, whereas fossil fuel heated new homes typically require a separate air conditioning system.” [2023 Stretch Energy and Municipal Opt-In Specialized Building Code Frequently Asked Questions – <https://www.mass.gov/doc/2023-stretch-energy-and-municipal-opt-in-specialized-building-code-faq/download>] If property owners in the future want to move away from fossil fuels, the buildings (including mixed-fuel use) will be built to make this transition easier. The buildings will be pre-wired to enable all-electric systems and avoid significantly greater costs to convert these buildings to all-electric in the future. It is impossible to forecast energy costs for gas, oil, or electricity. Thus it is not possible to address operating costs for all electric-heated buildings versus those using fossil fuels.

Residents may also ask if the Specialized code will discourage the creation of affordable housing. Financial incentives through Mass Save and competitive incentives from the Department of Housing and Community Development and expanded incentives from the federal government provide resources to assist affordable housing developers in meeting the Specialized Code. Developers who pursue solar typically do this through third-party power purchase agreements that provide solar energy with no upfront cost. The result is affordable housing that delivers comfort and energy efficiency in perpetuity, providing affordable housing residents with health benefits and lower energy bills over time.

Proposer’s Comments (if needed, 150-word limit per Town Code):

Spring 2022 Town Meeting voted to declare a Climate Emergency and directed the Town to prepare a Climate Action Mobilization Plan (CAMP) to achieve a minimum 50% reduction in the Town’s aggregate greenhouse gas (GHG) emissions by 2030 and seek a higher 75% reduction if possible. Wayland released the CAMP in June 2022. The plan documents that homes and buildings account for more than 50% of our greenhouse gas emissions. Ensuring that new building construction minimizes such emissions is a critical step to achieving our goals. Adopting the Specialized Code is an important step to help ensure we meet our Wayland and state climate goals.

The Town is already taking action to move to all-electric construction with the proposed Council on Aging building. The project is being designed to be consistent with the Specialized Code to meet strong energy efficiency standards, not use fossil fuels, incorporate onsite solar, and provide electric vehicle charging.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Contact Information for Publication in Warrant

Contact Person Name: Ellen Tohn **Contact Person Phone:** 5086675164
Contact Person Town Email: etohn@wayland.ma.us

Proposing Board Information

Board Name: _____

Board Vote (Quantum) to Submit Article: _____ **Date of Board Vote:** _____

Signature of Board Chairperson: _____ **Date:** _____



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Funding for Rt 20 Curb Cut and Sidewalk Engineering **Estimated Cost:** \$825,000

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to appropriate a sum of money for third-party engineering services to provide fully engineered plans for the Route 20 roadway, from Route 27 to the Sudbury town line, for curb cuts, sidewalks, street trees, landscape and lighting to improve the Route 20 corridor.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

There is a strong need to improve the Route 20 Wayland Center roadway corridor for walkability, accessibility and aesthetics. Existing sidewalks and curbs are non-continuous and/or in disrepair. The district appears dilapidated, and improving the roadway and shoulders would significantly boost both visual and physical appearance and functionality for Wayland residents and businesses. Weston recently completed improvements of its town center roadway, and other towns around the Commonwealth have undertaken similar planned efforts, with excellent results.

Three modes of funding exist for future improvements of the corridor:

- 1) Getting in queue for state funds on the State's TIP (Transportation Improvement Project) list,
- 2) Regular state maintenance of the roadway (e.g. Route 20 in the Coach Grill area was repaved and sidewalks added in the last 2-3 years, by the state) or
- 3) Town funds (which may be needed for lighting upgrades or landscaping components, TBD)

In order to request state funds or to encourage work under the first two modes, which would be the preferred path -- and likely the required path since Route 20 is a state road -- the Town must complete "shovel ready" engineered plans at its own expense. This article will provide funding for the required engineering plans. Once complete, Wayland can kick off the state process for eventual improvement of the corridor over the coming years. Notably, this design process can dovetail with Route 20 Master Planning zoning efforts started in 2023 and continuing in 2024.

Proposer's Comments (if needed, 150-word limit per Town Code):
(see above)

Contact Information for Publication in Warrant

Contact Person Name: [Select Board/EDC member] **Contact Person Phone:** 617.922.3409

Contact Person Town Email: rstanizzi@wayland.ma.us

Proposing Board Information

Board Name: Select Board / [Economic Development Committee]



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

**Board Vote (Quantum) to Submit
Article:**

_____ **Date of Board Vote:** _____

Signature of Board Chairperson:

_____ **Date:** _____

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezah
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes

Select Board Meeting

Wednesday, January 3, 2024 at 7:00 p.m.

Wayland Town Building, Council on Aging Room / Hybrid
41 Cochituate Road, Wayland, MA 01778

Present: Anne Brensley, Thomas J. Fay, Adam G. Gutbezah, Carol B. Martin and William D. Whitney.

Personnel present: Town Manager Michael McCall

A1. Call to Order, Review Agenda for Public: At 7:03 p.m., pursuant to Chapter 2 of the Public Acts of 2023 Chair W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced that the meeting would be conducted in person and via remote means and that the public could also participate remotely via teleconference. W. Whitney announced that the meeting may be live-broadcast and recorded for re-broadcast. W. Whitney reviewed the agenda.

A2. Announcements and Public Comment: There were no announcements from the Board.

Sheila Carel, Joyce Road, joined the meeting via teleconference and expressed concern about a pattern of behavior of the Economic Development Committee. She stated that the Town would be sued. S. Carel indicated that she had sent a related letter to the Board and posted it on Facebook.

A3. Liquor License Amendments: Discuss and vote to accept liquor license amendments (continued from December 27, 2023):

a) **Change of Hours: CNC Golf, LLC d/b/a X-Golf Wayland, 66 Andrew Avenue:** Applicant Robert Granahan representing X-Golf Wayland joined the meeting remotely and described the rationale for the application before the Board.

T. Fay moved, seconded by C. Martin, to approve, the expansion of the hours of service of alcohol at the CNC Golf, LLC location at Wayland Town Center starting at 10:00 a.m. to 9:00 p.m.; provided there was no conflict with the special permit relative to Wayland Town Center. Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

b) **Change of Corporate Name: Zheng Group Inc. d/b/a Takara Japanese Restaurant, 15 Elissa Ave:** Attorney Russell Chin of Chin Law Firm, representing Zheng Group Inc. joined the meeting and described the request before the Board was simply a name change not a change in officers or hours. The Board reviewed and discussed the application to amend the existing license.

T. Fay moved, seconded by C. Martin, approve the application for amendment of corporate name involving change from Zheng Group Inc. to TWZ Group Inc. Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A4. Public Forum on Proposed Zoning Amendments to 193 Commonwealth Road. Invite attendance by the Planning Board, Economic Development Committee, and George Bachrach, followed by public comment and discussion period:

Chair W. Whitney opened the public forum and described the format for the forum. Participating via teleconference were Town Counsel, Amy Kwesell, K-P Law, PC and Town Planner Robert Hummel.

W. Whitney provided an overview of actions the Board could take, if any, to insert a zoning article in the Annual Town Meeting (ATM) warrant. W. Whitney reported that the Economic Development Committee (EDC) had asked the Board whether or not it would sponsor the proposed zoning warrant article related to the re-zoning of 193 Commonwealth Road. He described further that the article would ask Annual Town Meeting (ATM) voters to amend Town Code, Chapter 198: Zoning to include a new use of "Retail Self-Storage" and to amend the Zoning Map to create a new Sub-District B-1.

W. Whitney noted that if the Board acted to insert the article it would be an act to merely allow the article to go before voters at Town Meeting and not necessarily indicate support of the project. W. Whitney noted that the Select Board, Economic Development Committee (EDC) and the Planning Board could take a position on any zoning article but the voters of ATM would be the final arbiters. He announced that the Board could opt to take no action on the matter, though the matter could still be inserted into the warrant by petition of ten (10) registered voters. W. Whitney added that a quantum of two-thirds of ATM voters was required to approve any zoning amendment.

At 7:20 p.m., Chair of the Planning Board A. Lewis called a meeting of the Planning Board to order. Planning Board members Ira Montague and Larry Kiernan participated via teleconference. A. Lewis described both Massachusetts and municipal zoning as the basis for establishing zoning requirements and amendments which then designated residential and business districts. A. Lewis described the role of the Master Plan.

A. Lewis noted that the Planning Board had reviewed the proposal for a storage facility with community space for Arts Wayland Foundation, Inc., a 501(c) 3 non-profit. She noted that the Planning Board did not take any position on the project. A. Lewis described the process and timeline for approving a zoning bylaw amendment which involved the Select Board, Planning Board, voters of Annual Town Meeting and the approval of the Attorney General's office which was subject to appeal. A. Kwesell later clarified that ultimately it would be a decision for the courts, not the Attorney General.

A. Lewis described that once the zoning was adopted the project would be further subject to a special permit approval process. She noted that the project proponent would seek a special permit from the Zoning Board of Appeals (ZBA), which does not include Site Plan Approval or oversight over parking provisions. A. Kwesell later clarified that special permit granting authority rested with the ZBA, but the draft language grants the authority to the Planning Board. A. Lewis characterized the 193 Commonwealth Road proposal as unusual because typically only restaurants require a special permit.

Project Proponent, George Bachrach, SF Properties joined the meeting in person and described the proposal that would construct a self-storage facility at 193 Commonwealth Road as well as provide community space. G. Bachrach listed the benefits to the Town which included additional new commercial tax revenues (estimated to be over \$100,000 annually), the provision of public space for meetings or for Arts Wayland and the potential for community solar energy.

G. Bachrach described the work and communication conducted to date with the Planning Board and Economic Development Committee (EDC). G. Bachrach provided schematics to help visualize how the project would look and described how the property would be constructed and used, which he described as low impact. He noted that there were five acres of Town-owned conservation land between the parcel and the nearest street and only one residential abutter.

R. Stanizzi, Winthrop Road, Chair of the Economic Development Committee (EDC) reviewed the draft zoning amendment, she highlighted that the amendment adds another commercial use to an existing commercial district and was limited to one location. R. Stanizzi compared the proposed amendment to existing zoning which included specific physical height, length, set-back and design requirements. R. Stanizzi clarified that the intent was for the special permit and site plan review to be heard by the Planning Board, not the ZBA. R. Stanizzi emphasized the benefit of having a place for Arts Wayland in Cochrane and indicated neighboring lots would allow parking for Arts Wayland events after normal business hours.

T. Fay asked A. Kwesell if the proposed article was spot-zoning and if it was problematic because Arts Wayland was a private entity separate from the municipality. A. Kwesell noted that spot-zoning was hard to prove but ultimately it would be a decision for the courts. A. Kwesell added that the parcel was being re-zoned for a specific purpose which could be considered a red flag for spot zoning and that designating space for Arts Wayland would

not necessarily counter any argument for spot-zoning. A. Kwesell noted the zoning language included a provision for community space to be designated by the Select Board, and acknowledged in this case it is being proposed by the developer to be used by a specific 501(c) 3 non-profit organization, Arts Wayland.

A. Gutbezahl asked if the draft language would require that a special permit confer a public benefit or if a special permit could still be approved with no public benefit. A. Kwesell answered that the draft language was written as such that a public benefit would be a requirement of the special permit. There was a discussion about the special permit granting authority and the criteria for granting a special permit which was dictated by state law, bylaw 203.1 and further limited by the proposed zoning requirements. A. Lewis described the proposed zoning requirements as troubling because it limited the discretion of the special permit granting authority.

C. Martin asked to clarify the requirements for the community space, for more information about the parking and bathroom facilities, and she asked how expenses would be funded. G. Bachrach answered that two or three restrooms would be required, similar to a single-family residence and that the developers were exploring the required number of parking spaces. C. Martin asked what would happen to the community space if the building was sold. A. Gutbezahl noted that the language in the zoning bylaw amendment was silent on the details of the community space and the zoning amendment was the only question before the Board. A. Brensley emphasized that the community space aspect was important for the Board to consider to avoid spot-zoning. W. Whitney allowed continued discussion on the include details about the specific project with acknowledgment that the final product could be different from the proposal as a result of the approval process. A. Kwesell pointed out that there were details proposed at the forum that were not captured in the proposed zoning language. She advised the group to consider the requirements of the community space and provided examples such as ADA requirements, leasing and insurance. W. Whitney noted the need to discuss construction details such as how the space would be delivered, its size, construction materials and its ownership.

W. Whitney opened the forum for public comment.

Joseph Strazzulla, owner of Cochituate Village Shopping Center/Donelan's at 35 Main Street joined the meeting in person. J. Strazzulla distributed a map depicting the existing zoning of the area of 193 Commonwealth Road, a plan from 1996 depicting the potential commercial development that did not require any change to zoning and his written remarks. J. Strazzulla expressed opposition to the proposed zoning changes and emphasized that the change reduces rather than expands the commercial use of the property. He noted that the proposal could not happen without a zoning change and the change limited any other future use of the property because of the limited parking and inadequate septic. J. Strazzulla noted that Arts Wayland was a private organization and not part of the Town and would only likely be served temporarily in this location. J. Strazzulla recommended the Board not sponsor the zoning warrant article.

Gretchen Dresens, Main Street, joined in person and discouraged the Board from sponsoring the zoning warrant article. G. Dresens stated that the zoning changes were spot-zoning, did not align with the Master Plan and were short-sighted. She added that zoning was the responsibility of the elected Planning Board, which had not acted to sponsor the zoning amendment. G. Dresens added that the Select Board and EDC were being asked to supersede the role of the Planning Board.

Ira Montague, Erwin Road, member of the Planning Board joined the meeting and asked where parking would be provided if the neighboring parcels did not agree to allow event parking.

Sheila Carel, Joyce Road, joined via teleconference and begged the Board not to sponsor the zoning warrant article due to concerns for the environment, parking and with setting precedent. S. Carel noted that there was a parcel near the Sudbury border on Route 20 that could accommodate the project without any zoning change. S. Carel reiterated her previously stated concerns with stakeholders discussing the proposal outside of open public meetings, which would be subject to litigation.

A. Gutbezahl made the distinction between inserting an article in the ATM warrant for action by voters and supporting/recommending approval of an article. A. Gutbezahl noted that the Board had historically inserted an article into the ATM warrant and also acted to not recommended approval. C. Martin disagreed.

Robyn Gray, Hearthstone Circle and Andrea Blesso Joyce Road, joined in person to represent Arts Wayland and advocated for the organization's potential occupancy at the development as it lacked a home. They described the mission and 40 year history of Arts Wayland.

Michael Lowery, Lakeshore Drive, joined in person to urge the Board not to sponsor the zoning article and cautioned it about spot-zoning. He further suggested any zoning article be sponsored by the Planning Board. He suggested that the Arts Wayland services could be incorporated into the Council on Aging/Community Center. He expressed opposition to the project because it had not gone through the normal Planning Board approval process and because unmonitored and unregulated materials would be stored at the facility which is in wetlands and a floodplain. He cited the Board of Health's list of hazardous waste materials many of which were art supplies. M. Lowery noted that the project would have to comply with the Wetlands Protection Act and meet requirements for septic systems and stormwater. He added that the required permits would involve public hearings and are also subject to appeal. He suggested there would be considerable opposition by the public.

Ellen Tohn, Fields Lane, Co-Chair of the Energy and Climate Committee (ECC) speaking on her own behalf expressed support for any commercial development that would not use fossil fuels, be built to strict energy standards, provide community solar and maximize renewable energy. E. Tohn pointed out that the "net-zero" language in the article may be superseded by another pending warrant article, though it did align with the Town's Climate Action Mobilization Plan.

Hope Podell, Jenison Road, joined the meeting via teleconference and emphasized the importance of making arts available in Wayland. She added that since the passage of the Select Board-Town Manager Act, many residents in Town may not understand that the Select Board has a narrower role.

Rahul Ray, Graybirch Lane, joined the meeting in person and described the benefits of arts to the community.

Neil Olmstead, Bow Road, joined the meeting in person he described the diverse cultural community benefits of Arts Wayland and expressed the need for permanent suitable space for arts.

Anthony Cavallo, French Ave, joined the meeting in person and expressed opposition to the development which he stated was shared by the ten other households of French Avenue citing concerns with aesthetics, noise and light pollution and the environment.

Sandra Dassoni, French Ave, joined via teleconference and expressed opposition to the development citing safety, flooding and environmental concerns. She suggested building the project on another parcel.

Natalya Gud, Winter Street, joined via teleconference and stated that while she supported the Arts Wayland organization she opposed the development of 193 Commonwealth Road, citing traffic and environmental concerns.

Carole Plumb, Bald Rock Road, joined the meeting in person and stressed the need for the Town to establish long-term planning and expressed support for other types of commercial uses of the property that do not require zoning changes. C. Plumb also expressed support for Arts Wayland.

Christopher Reynolds, Woodridge Road, Arts Wayland board member, joined in person and clarified some personal aspersions suggesting he was colluding with the Town and the developer, which had been stated on social media. C. Reynolds suggested the Board form a committee tasked to come up with a solution for adequate space for arts, library, theatre and cultural amenities.

Donald Guerinoni, Adelaide Avenue, joined the meeting in person and stated that while he did support the Arts Wayland organization he opposed to the development of 193 Commonwealth Road into a storage facility.

Jacob Tharpe, Mathews Drive, joined via teleconference and stated that while he did feel that the Arts Wayland organization needed a home he opposed the development of 193 Commonwealth Road into a storage facility.

Todd McNamara, Commonwealth Road, joined via teleconference and stated that while he did feel that the Arts Wayland organization needed a home he opposed the development of 193 Commonwealth Road into a storage facility.

Quentin Nowland, Windy Hill Lane, joined the meeting in person and stated he was the owner of a self-storage facility in Sudbury. He cited several communities that have banned storage facilities. Q. Nowland acknowledged that the Board would need to decide how the proposed community space would be handled. He suggested that there was an opportunity to add a second floor to the new Council on Aging/Community Center development at Town Center to house the Arts Wayland organization. Q. Nowland referenced an email from his attorney that he provided to the Board in response to the case law citations provided by G. Bachrach. He further expressed disagreement with the developers' position that there was a public benefit to counter spot-zoning. Q. Nowland

provided photos of the loop access routes at his facility in Sudbury to depict that the Wayland proposal had inadequate access for large trucks that would result in noise and traffic.

Cathy Horwitz, East Plain Street, joined the meeting via teleconference and expressed concern about traffic, septic and zoning problems.

Carlos Villatoro, Pollack Road, joined via teleconference and commented that there was an obvious need for suitable space for arts in Wayland.

G. Bachrach responded to some of the concerns raised about traffic and noise, stating that his storage facility did not allow 18-wheelers, there would be no loading docks and all loading and unloading would occur indoors during daytime business hours. He responded that hazardous materials were not allowed on the site and would be monitored by security cameras and staff. He added that environmental engineers could be made available to discuss the wetland and floodplain buffers with the Town. G. Bachrach also shared metrics supporting that Wayland was an underserved community in terms of storage needs.

A. Lewis, Claypit Hill Road, speaking on her own behalf, made the distinction between the zoning proposal and the conceptual storage facility proposal. A. Lewis noted that the proposed draft zoning language did not provide for an arts facility or space for Arts Wayland. A. Lewis suggested using existing school properties for arts. A. Lewis cautioned the Board about setting a bad precedent. She stated that there was no distinction between sponsoring an article in the ATM warrant for action by voters and supporting/recommending approval of an article. A. Lewis reminded the Board that the developer or ten petitioners could put the article before ATM. A. Lewis stated she felt like the proposed zoning change was spot-zoning and the Board should not put itself in a position to have to defend it. A. Lewis noted that the project proponents do not own 193 Commonwealth Road.

Robert Hummel, Town Planner, joined the meeting via teleconference and expressed major concerns about the precedent, spot-zoning and the misalignment with the Master Plan, he recommended the Board not act to sponsor the article.

R. Stanizzi, Winthrop Road, Chair of the Economic Development Committee (EDC) responded that the reason the matter was before the Select Board and not the Planning Board was because the Planning Board stated that it did not have the bandwidth to sponsor or co-sponsor a zoning article. She added that the Planning Board reviewed the concept in October 2023 and both the Planning Board Chair and Town Planner were not supportive, however all other members expressed support for the concept. R. Stanizzi made the request because the EDC is an advisory board to the Select Board.

In response to previous comments that raised concerns that the proposed zoning language did not specifically allocate space for an arts facility or for Arts Wayland, R. Stanizzi stated that the language was deliberately silent on the specifics because the space would be under the control of the Town to determine the best use of the space. She stated that Arts Wayland would be considered first for the space.

A. Lewis announced that Planning Board member L. Kiernan had left the meeting and J. Steele had joined the meeting. At 9:43 p.m., the Planning Board voted to adjourn the meeting of the Planning Board by roll call vote.

At 9:44 p.m. the Board took a five-minute recess.

A5. 193 Commonwealth: review potential article for proposed zoning amendments; discussion and possible vote on the Board's position for the proposed article: At 9:52 p.m., the Board resumed in open session to discuss whether the Board would take a position on the matter. W. Whitney asked if the Board felt it had enough information to act.

A. Gutbezahl expressed concern for the precedent that the Board would set by not placing the article into the ATM warrant based on the substance of the article. He acknowledged that the article would likely come forward through a petition anyway. He recognized that the Board recently learned of potential articles from the Energy & Climate Committee (also an advisory board) and the Board did not require specific article language. A. Gutbezahl reiterated the distinction between inserting an article in the ATM warrant for action by voters and supporting/recommending approval of an article. C. Martin disagreed, she felt that it was the role of the Board to decide what goes in the warrant. The Board discussed the matter and agreed that it needed more information to act.

M. McCall reported that Town Code § 36-3C states that “no article, other than one submitted by the Moderator, Town Clerk, or the requisite number of petitioners, shall be inserted in the warrant for any Town meeting unless so voted by a board, commission, committee, or other governmental body of the Town of Wayland.” M. McCall added that the Select Board-Town Manger Act was silent on the insertion of warrant articles.

A. Kwesell offered a point of order, that pursuant to Chapter 48 § 5 a zoning article could not be inserted by an advisory committee, only the Select Board, ZBA, Planning Board, the property owner or 10 registered voters by petition can insert a zoning amendment to the warrant. A. Kwesell stressed that ultimately the warrant belongs to the Select Board.

W. Whitney suggested the Board put the matter on the agenda for the next meeting to allow time to review the matter.

A6. Vote to approve renewal of 2024 licenses listed below:

C. Martin moved, seconded by T. Fay, to approve the renewal of Common Victuallers license for Fresh Food Holdings, LLC, d/b/a The Bagel Table of Wayland at 21 Andrew Avenue. Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Business Name	Address	License Type
Fresh Food Holdings, LLC, d/b/a The Bagel Table of Wayland	21 Andrew Avenue	Common Victualler’s

a) Vote to designate the Town Manager as the sole signatory to sign off on all 2024 approved renewals listed above.

C. Martin moved, seconded by T. Fay, to designate the Town Manager as the sole signatory to sign off on all 2024 approved renewals listed above. Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A7. Minutes: a) Review and approve the minutes of December 18 and December 27, 2023, if available:

T. Fay moved, seconded by C. Martin, to approve the minutes of December 18 and December 27, 2023, as amended. Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A8. Review Correspondence: The Board did not comment on the correspondence.

A9. Select Board Members’ reports and concerns: A. Gutbezah acknowledged a public comment suggesting the Board form a committee dedicated to supporting arts in Wayland and reiterated his previous request to form a committee with respect to the Wayland Music Festival or other cultural endeavors. A. Gutbezah indicated there was a need to have a more unified approach to how the Town fosters and support cultural enrichment. T. Fay acknowledged a public comment on the condition of the Town Green and recommended the Town Manager consult with the DPW Director regarding a possible solution.

A10. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A11. Adjourn: At 10:17 p.m., T. Fay moved, seconded by A. Gutbezah to adjourn the meeting. Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Items included in the packet for the Select Board Meeting of January 3, 2024:

1. Form: Commonwealth of Massachusetts Alcoholic Beverages Control Commission Licensing Authority Certification: CNC Golf Inc. dated 12/07/2023 with attachments.
2. Change of Corporate Name Application, from Chin Law Firm, with attachments, dated 12/07/2023.
3. Wayland Zoning Amendment, 193 Commonwealth Road, Wayland MA by George Bacharach and Jerry Cohen, SF Properties, Inc.
4. Memorandum: To: Select Board From: George Bachrach Re: Spot Zoning cases Date: 12/29/2023
5. Memorandum: To: Select Board From: K. Power-Spirlet, Management Analyst Date: December 29, 2022 Re: 2024 Remaining Non-Liquor License Renewals
6. Draft: Select Board Meeting Minutes: December 18, 2023

Supplemental Packet:

7. Proposed Zoning Article: Proposed Addition of retail self-storage use to Business B Commercial District Select Board Meeting Public Forum Additional Q&A Information January 3, 2024
8. Draft: Town of Wayland Zoning Amendment for Retail Self-Storage Use (Business B Sub-District B-1) with map, for discussion, dated December 29, 2023
9. Draft: Select Board Meeting Minutes: December 27, 2023

Items distributed for information and use by the Board during the meeting of January 3, 2024 otherwise not included in the packet (Handouts):

1. Map: Existing Zoning of 193 Commonwealth Road Area, Distributed by J. Strazzulla
2. Plan: dated 1996 depicting the potential development
3. Document: J. Strazzulla written remarks.
4. Schematic/Renderings: 193 Commonwealth Road, provided by G. Bachrach

Correspondence to Select Board from:

1. Paul and Gretchen Dresens dated December 22, 2023 re: January 3, 2024 Select Board meeting
2. Jean-Pierre Ducondi dated December 27, 2023 re: Support for Arts Wayland
3. Deborah Perugi dated December 27, 2023 re: A gallery space for Wayland
4. Steven Robb dated December 27, 2023 re: Arts Wayland opportunity
5. Jodi Marshall dated December 27, 2023 re: Rezone for self-storage/ Arts Wayland
6. Alexandra Adelman dated December 27, 2023 re: support of arts Wayland project
7. Michael Gray dated December 28, 2023 re: Arts Wayland Support
8. Sarah Peña dated December 28, 2023 re: Support of zoning amendment and Arts Wayland